

August 4, 1999

TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT

SUBJECT: Land Use Plan Application No. LABC(SS) 99-4A

APPLICANT: Barbara Hall, Esquire

OWNER: Alpha Baptist Church, Inc.

LOCATION: Between Pine Island Road and SW 82nd Avenue, approximately 3/4 of a mile north of Stirling Road.

REQUEST: **From:** Community Facilities
 To: Residential (3 du/ac)

EXHIBITS TO BE INCLUDED: Land use plan amendment application, subject site map, planning report, and aerial.

ANALYSIS: The subject site is 5 acres in area and 1,800 square foot structure previously utilized for church purposes. This site is bound by land designated Residential (3 du/acre), zoned A-1, and utilized as a plant nursery to the north, vacant land designated Residential (3 du/acre), zoned A-1, and utilized as a plant nursery to the south, vacant land designated Residential (5 du/acre) and zoned A-1 to the east, and an existing single family residential development to the west, across Pine Island Road and within Cooper City, designated Residential (3 du/ac).

Review of a land use plan amendment request should include consideration of the criteria listed in Section 12-304 of the Land Development Code which is attached hereto, and made a part hereof, including whether the proposed change is consistent with the adopted comprehensive plan.

Future Land Use Policy 6-1 of the Comprehensive Plan encourages the location of moderate to high density residential development in close proximity to arterial roadways, available mass transit and other community amenities. This policy further directs such land uses to areas east of Pine Island Road unless located adjacent to the S.R. 84/I-595 corridor or I-75 interchanges. The subject site is located between Griffin Road and Stirling Road, abutting Pine Island Road, an arterial roadway providing access to the subject property.

Future Land Use Policy 4-1 requires that requests for changes in density or intensity be evaluated based on the availability of existing essential facilities and services. This includes water, wastewater, drainage, solid waste, traffic way facilities, school facilities, and recreation/open space. The applicant plans to assemble the subject 5 acres with 17 acres of other contiguous parcels with Residential (3 du/ac) land use designations for a total of 22 acres and proposes

development of a single family subdivision. Should the land use amendment request be approved, the applicant would be permitted a maximum of 66 dwelling units on the 22 acre site. The applicant will be requesting an application of the County's flexibility rule, which if approved, would allow 21 additional units, for a total of 87 units on the 22 acre site, should the flexibility request be approved.

The subject site lies within the Town of Davie's water and wastewater district - service area one. These facilities currently have sufficient capacity to serve the proposed level of development for both water and wastewater (see Exhibit "1"). The amendment would decrease the demand from its current land use by, 1,750 GPD for water, and 1,750 GPD for wastewater. The Central Broward Water Control District has indicated there is adequate drainage facilities to service the site (see Exhibit "2"). No improvements are necessary for drainage. Waste Management has indicated they can both now and in the future dispose of all solid waste for this site (see Exhibit "3"). The amendment would decrease demand by 421 lbs./day for solid waste.

The amendment would result in an additional 143 trips per day on the regional roadway network which would not degrade the Level of Service (LOS) on the following affected roadway segments (Pine Island Road, Griffin Road and Stirling Road). Pine Island Road between Griffin Road and Stirling Road was recently constructed as a four lane divided highway. The current capacity of this roadway segment is 48,900 trips per day, with a current demand of 7,600 trips per day, operating at a LOS "A". Griffin Road and Stirling Road, between University Drive and Pine Island Road are currently operating at a LOS "B". The LOS for all affected roadway segments will not be degraded with or without the amendment. The amendment will also affect SW 82nd Avenue which abuts this property on the east side. Currently no traffic counts exist for this road as it is a local road and is not included within Broward County's traffic information. It is considered to be a sub-standard road due to its inadequate right-of-way width, however, improvements will occur as development of vacant parcels along SW 82nd Avenue between Stirling Road and Pine Island Road occur.

The proposed amendment for the 5 acre subject site would increase the demand for school capacity by 7 students. The educational facilities affected by the proposed amendment are Cooper City Elementary School, Pioneer Middle School, and Cooper City High School. Schools utilize a measurement of Level of Service (LOS) to determine overcrowding for each facility ("A", "B", and "C", with "A" being the best). The capacity of schools are measured using a percentage of available student stations, known as the FISH capacity. The FISH capacity varies as non-classroom resource rooms such as portables, art rooms, and other available space are considered for classroom use. Currently, the above referenced schools are operating at a LOS "B", providing for additional students above the design capacity of the schools with the consideration of additional resource room space. Therefore, there is sufficient capacity for the additional 7 students which would be generated by the proposed amendment while not degrade the existing LOS "B".

<u>Design Cap.</u>	<u>1999/2000 Enrollment</u>	<u>Design Capacity</u>	<u>Avail. FISH Cap. Above</u>
• Cooper City Elementary	1,101 Students	866 Students	235 Students
• Pioneer Middle School	1,648 Students	1,432 Students	216 Students
• Cooper City High	2,300 Students	1,936 Students	364 Students

The demand for recreation and open space would increase as a result of the proposed amendment by .45 acres. The applicant has identified three parks within the amendment site service area which can provide for the increase in demand. They are, Pine Island Park/Ballfield, Pine Island Ridge ESL, and Tree Tops Park. Together these provide a total of 396 acres of available recreation and open space.

In conclusion, the applicant has sufficiently demonstrated there is adequate capacity to accommodate the proposed amendment, and in some cases reduce the demand from that of the current land use designation. Therefore, the request is reasonable, given the consistency of the amendment with comprehensive plan policies, the availability of public facility capacity and compatibility with adjacent land uses.

RECOMMENDATION: The Planning and Zoning Division recommends **APPROVAL** of the requested Residential (3 du/ac) land use plan designation, with findings that public facilities capacity is available, that the amendment can be compatible with adjacent uses, and is consistent with the policies and objectives of the Comprehensive Plan.

PLANNING AND ZONING BOARD RECOMMENDATION: Motion to **APPROVE** (4-0, John Pisula Absent).

Prepared by: _____

Reviewed by: _____

LUPA EXCERPT

Sec. 12-304. Processing.

(A) The local planning agency shall hold its public hearing and make recommendation upon the application to the town council based upon its consideration of, where applicable, whether or not:

- (1) The proposed change is contrary to the adopted comprehensive plan as amended, or any element or portion thereof;
- (2) The proposed change would create an isolated district unrelated and incompatible with adjacent and nearby districts;
- (3) Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
- (4) The proposed change will adversely affect living conditions in the neighborhood or the Town of Davie;
- (5) The proposed change will create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety;
- (6) The proposed change will adversely affect other property values;
- (7) The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations;
- (8) The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
- (9) There are substantial reasons the property cannot be used in accord with existing regulations;

- (10) The proposed land use designation is the most appropriate designation to enhance the Town's tax base, given the site location relative to the pattern of land use designations established on the Future Land Use Plan Map, appropriate land use planning practice, and comprehensive plan policies directing the location and distribution of land uses.

(B) An applicant may withdraw an application at any time upon written notification.

(C) The report and recommendation of the local planning agency required by this chapter shall be advisory only and shall not be binding upon the council.

(D) The council shall establish a public hearing to consider the plan amendment review criteria in subsection (A) above, public testimony, and the local planning agency's recommendation, and:

- (1) For local land use amendments, council shall approve, deny or approve with modifications the recommendations of the local planning agency. No amendment to the Town of Davie Land Use Plan shall become effective until and unless the Broward County Planning Council recertifies the land use plan as being in substantial conformity with the Broward County Land Use Plan.
- (2) For amendments to the county land use plan, council shall adopt a resolution in support of or in opposition to the proposed amendment. After county commission action on an amendment to the county land use plan, the town may, at a regularly scheduled council meeting, adopt a local land use amendment which complies with the county amendment, the Broward County Land Use Plan, as amended, and the Town of Davie Land Use Plan as recertified by the Broward County Planning Council.

(Ord. No. 90-4, § 7, 2-21-90; Ord. No. 97-40, § 1, 7-16-97)



Administration 797-1030
Administrative Services 797-1020
Budget & Finance 797-1050
Community Services 797-1145
Development Services 797-1111

Engineering 797-1113
Fire Department 797-1090
Police Department 797-1200
Public Works 797-1240
Utilities 433-4000

Town of Davie

6591 Orange Drive Davie, Florida 33314-3399

(954) 797-1000

Exhibit "1"

June 8, 1999

Ms. Michele C. Mellgren, AICP
President
MICHELE MELLGREN & ASSOCIATES, INC.
5400 North Ocean Boulevard, Suite 32
Fort Lauderdale, Florida 33308

RE: Davie Pine Island - Land Use Amendment

Dear Ms. Mellgren:

The sanitary sewer and potable water analysis for the referenced land use amendment appears to be correct. The Town of Davie has adequate sewer and water treatment capacity to serve the level of development stated in the application. Please note the two minor corrections on Page 12 of the application.

If you should need further assistance, please do not hesitate to contact me.

Sincerely,

TOWN OF DAVIE - UTILITIES

Daniel Colabella
Utilities Director

:hkc

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUED

B. POTABLE WATER

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The amendment site is located within the Town of Davie service area. The adopted Town of Davie LOS is 150 gallons per person per day.

2. *Identify the facilities serving the service area in which the amendment is located including the plant capacity, current demand and committed demand.*

The Town of Davie provides service to the subject amendment site. The design capacity for the Town's system is 7.8 MGD, with a current system demand of approximately 3.5 MGD.

3. *Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, remaining capacity, and expiration date of the permit.*

There are two wells ^{FIELDS} that service the area in which the subject site is located. One well is located at the north plant, and the other at the south plant. The combined capacity of these two wells ^{FIELDS} is 7.8 MGD, and the current demand is approximately 3.5 MGD. ^{sanitary}

4. *Identify the additional potable water demand resulting from this amendment - provide calculations including assumed demand per square foot or dwelling unit.*

The potable water flow based upon the requested proposed change results in a net decrease of 500 GPD, as shown in the chart on the following page.



CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)
HOLLYWOOD, FLORIDA 33024

BOARD OF COMMISSIONERS

Tom Green, Chair
Marian M. Russell, Vice-Chair
Wayne Arnold
Cris Fardeimann
Ron Robinson
Sandra Switzer

TELEPHONE: (954) 432-5110
FAX: (954) 432-8803
E-Mail: cwbcd@icnec.net

Exhibit "2"

June 3, 1999

Ms. Michelle C. Mellgren
5400 North Ocean Boulevard Suite 32
Fort Lauderdale, FL 33308

RE: Davie Pine Island-land use amendment

Dear Ms. Mellgren:

The Central Broward Water Control District (CBWCD) has adequate facilities for the proposed land use amendment, Davie Pine Island.

Please do not hesitate to call should you have any questions.

CENTRAL BROWARD WATER CONTROL DISTRICT

Michael Crowley
Interim District Manager

MC/vg

Exhibit "3"



WASTE MANAGEMENT

3831 NW 21st Avenue
Pompano Beach, FL 33073
(954) 974-7500
(954) 974-8780 Fax

June 3, 1999

Ms. Mellgren
Michele Mellgren & Associates, Inc.
5400 North Ocean Boulevard, Suite 32
Fort Lauderdale, FL 33308

VIA FAX: 782-9122

Re: Davie Pine Island - land use amendment

Dear Ms. Mellgren,

I am please to provide you with this letter concerning the above referenced project in Davie. The calculations you have provided me for the amount of solid waste to be generated by this project is accurate and with in industry standards.

I can assure you that Waste Management can both now and for the many years in the future be able to pick up and dispose of all the solid waste generated by this project. Waste Management can afford you a comfort level of service that many other companies cannot. Thank you for completing an in-depth study of the impact your project will have on the environment prior to development.

Please call me with any question at (954) 917-1605.

Sincerely,

Deborah Delgado
Account Executive

**TOWN OF DAVIE
LAND USE PLAN AMENDMENT APPLICATION**



TOWN OF DAVIE USE ONLY

Petition No. LABC(55)99-4A

Case No. _____

Approved as to Form _____

Date Filed: 6/2/99

Fee Paid*: \$3,500.00

Receipt No. 7604
(*SEE FEE SCHEDULE)

(Information must be typed and notarized)
Make Checks payable to Town of Davie

_____ TOWN OF DAVIE LAND USE PLAN AMENDMENT

X BROWARD COUNTY & TOWN LAND USE PLAN AMENDMENT

PUBLIC HEARINGS

(To be filled in by Town of Davie)

LOCAL PLANNING AGENCY _____ PUBLICATION _____

RECOMMENDATION _____

TOWN COUNCIL _____ ACTION _____ PUBLICATION _____

TOWN COUNCIL _____ ACTION _____ PUBLICATION _____

BROWARD COUNTY PLANNING COUNCIL _____ ACTION _____

BROWARD COUNTY PLANNING COUNCIL _____ ACTION _____

BROWARD COUNTY COMMISSION _____ ACTION _____

BROWARD COUNTY COMMISSION _____ ACTION _____

Notices Sent: _____ Replies: _____ For / _____ Against

APPLICATION

I. LAND USE PLAN DESIGNATIONS:

	<u>Existing</u>	<u>Requested</u>
Town of Davie Plan	COMMUNITY FACILITY	RESIDENTIAL 3 DU/AC
Broward County Plan	COMMUNITY FACILITY	RESIDENTIAL 3 DU/AC

II. APPLICANT: Name BARBARA HALL, ESQ.

Address 515 E. LAS OLAS BLVD

FORT LAUDERDALE, FL 33301

Telephone (954) 768-8235

Relationship to Property ATTY/AGENT

PROPERTY Name ALPHA BAPTIST CHURCH, INC.

OWNER(S): Address 6301 FILMORE STREET

HOLLYWOOD, FL 33024

Telephone (954) 981-8419

Does the applicant and/or representative own any of the property that is the subject of this application?

YES _____ NO XX

If yes, describe interest: N/A

a) Gross Acreage 5 AC Net Acreage 4.7 AC

b) Delineate on survey and attach to application

BROWARD COUNTY TAX FOLIO NUMBER(S): 504133010320

III. LEGAL DESCRIPTION: (Sealed survey indicating gross and net acreage must be submitted with application)

The North one-half (1/2) of Tract Twenty-Six (26) of Section Thirty-Three (33) Township Fifty (50) South, Range Forty-One (41) East of EVERGLADES SUGAR AND LAND COMPANY'S SUBDIVISION, according to the plat thereof, recorded in Plat Book No. 3, Page 67, of the Public Records of Dade County, Florida; said land situate, lying and being in Broward County, Florida. Less the West 67 feet for road right of way for Pine Island Road, consisting of approximately 4.7 acres.

III. LEGAL DESCRIPTION con't:

PROPERTY LOCATION: Generally located on

NORTH side of STIRLING ROAD

EAST side of PINE ISLAND ROAD

SOUTH side of GRIFFIN ROAD

WEST side of SW 82ND AVENUE

ADDRESS OF AMENDMENT SITE: 5235 SW 82ND AVENUE

IV. APPLICANTS REASON(S) FOR AMENDMENT REQUEST:

(Use additional sheets as necessary)

PLEASE SEE PAGE 4 OF THE LUPA APPLICATION PACKAGE

V. IMPACT STATEMENT: Applications for proposed Land Use Plan Amendments must include twenty (20) copies of a comparative land use impact statement. The impact statement shall address the following items in the format of the attached checklist (see back of application package)

- (1) Potable Water
- (2) Wastewater treatment and disposal
- (3) Solid Waste disposal
- (4) Drainage
- (5) Regional transportation network
- (6) Local streets and roads (safety & adequacy of access between site and regional
- (7) Fire Protection
- (8) Police Protection
- (9) School sites and pupil generation
- (10) Parks and Recreation

PETITION #: _____

ALPHA BAPTIST CHURCH, INC
RALPH BUTTON

OWNER'S NAME(S)

Ralph Button
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

6301 FILMORE STREET

ADDRESS

HOLLYWOOD, FL 33024

CITY, STATE, ZIP

(954) 981-8419

PHONE

BARBARA HALL, ESQ.

APPLICANT'S NAME

Barbara Hall
APPLICANT'S SIGNATURE

515 E. LAS OLAS BLVD.

ADDRESS

FORT LAUDERDALE, FL 33301

CITY, STATE, ZIP

(954) 768-8236

PHONE

The foregoing instrument was acknowledged before me
This 27 day of May, 1999, by
RALPH BUTTON who is personally
known to me or who has produced _____

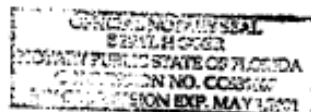
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Beryl H. Gorr

Print: BERYL H. GORR

My Commission Expires:



The foregoing instrument was acknowledged before me
This 27th day of May, 1999, by
BARBARA HALL who is personally
known to me or who has produced _____

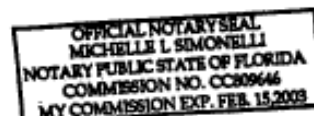
As identification and who did take an oath.

NOTARY PUBLIC:

Sign: Michelle L. Simonelli

Print: Michelle L. Simonelli

My Commission Expires:



DAVIE PINE ISLAND

APPLICATION FOR SMALL SCALE AMENDMENT TO THE TOWN OF DAVIE AND BROWARD COUNTY LAND USE PLANS

PREPARED BY:

**MICHELE MELLGEN & ASSOCIATES, INC.
5400 N. OCEAN BOULEVARD, SUITE 32
FORT LAUDERDALE, FLORIDA 33308
PHONE: (954) 782-8304
FAX: (954) 782-9122**

JUNE 1, 1999

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APPENDIX A

FIGURE 1	LOCATION MAP
FIGURE 2	CURRENT FUTURE LAND USE
FIGURE 3	PROPOSED FUTURE LAND USE
FIGURE 4	CURRENT ZONING
FIGURE 5	EXISTING LAND USE

APPENDIX B

UTILITY LETTER	I
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SOLID WASTE LETTER	III
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1. LETTER OF TRANSMITTAL

**THE LETTER OF TRANSMITTAL WILL BE PROVIDED AFTER
CONSIDERATION BY THE TOWN OF DAVIE**

- A. *Date local governing body held transmittal public hearing.*
- B. *Whether the amendment is within an Area of Critical State Concern or Resource Planning and Management Program.*
- C. *Whether the amendment is an exemption to the twice per calendar year limitation on the adoption of plan amendments:*
 - Development of Regional Impact*
 - Small scale development activity*
 - Emergency*
- D. *Proposed month of adoption.*
- E. *Whether the proposed amendment is to be adopted under a joint planning agreement.*
- F. *Name, title address and telephone number for local government contact.*

2. LOCAL GOVERNMENT INFORMATION

**THE LOCAL GOVERNMENT INFORMATION WILL BE PROVIDED AFTER
CONSIDERATION BY THE TOWN OF DAVIE.**

- A. Local Amendment or Case Number.*
- B. Recommendation of the local unit of government and minutes from the local planning agency and local government public hearings on the amendment.*
- C. Local staff report on the amendment as provided to the local government.*
- D. Description of public notification procedures followed for the amendment.*

3. APPLICANT INFORMATION

A. Name, address, and telephone number of the applicant.

Davie Builders, LLC
2615 S. University Drive
Davie, FL 33328

Contact: Mark Stelnik
(954) 474-2800

B. Name, address and telephone number of the agent.

Greenberg Traurig
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

Contact: Barbara Hall, Esq.
(954) 768-8236

C. Name, address and telephone number of the property owner.

Alpha Baptist Church, Inc.
6301 Filmore Street
Hollywood, FL 33024

Contact: Ralph Button
(954) 981-8419

D. Planning Council Fee.

To be provided upon transmittal to the Broward County Planning Council.

3. APPLICANT INFORMATION CONTINUED*E. Applicant's rationale for the amendment.*

The subject property is situated approximately halfway between Griffin and Stirling Roads, contiguous to the east side of Pine Island Road. To the north and south of the site are lands designated R-3. On the eastern side of the site is SW 82nd Avenue, and across that, lands designated R-5. On the western side of the site is Pine Island Road, which forms the municipal boundary for the Town. Across Pine Island Road are residential developments within Cooper City that have a land use designation of 3 dwelling units per acre.

The subject site is currently land use designated as Community Facility and owned by the Alpha Baptist Church, which had intended to construct a house of worship and educational facility on the property. The parcel configuration, however, is not suitable for such uses, as it is only 165 feet wide, but over 1,200 feet long.

In 1997, Pine Island Road was constructed between Griffin and Stirling Roads, proximate to the amendment site. Completion of this 4-lane divided highway altered the character of the area. The roadway now forms a direct link to I-595 from Stirling Road, which is south of the subject site, making it directly accessible and more urban in nature. Developments along the older portion of Pine Island Road north of the amendment site maintain densities of an average of 3.6 units per acre in Forest Ridge, to densities of 5, 6.3, 10 and 16 units per acre, underscoring the urban nature of this roadway.

The applicant is requesting a change in the land use designation from Community Facility, since the site is not a suitable configuration for such use, to Residential 3 DU/AC. Because the width of the subject parcel is a difficult configuration, it will be assembled with other contiguous parcels, for a total of approximately 22 acres, to allow for residential development that efficiently and effectively provides for drainage and access. The applicant will be requesting an application of the County's flexibility rule to construct up to 87 single family detached dwellings. Sixty-five of the 87 units would be allowed under the proposed land use designation; 22 of the units would be requested under the flexibility rule. If flexibility is applied, it will result in a density of approximately 4 dwellings per acre. The impact of the flex will be addressed at the time it is requested and is not the subject of this application. This density, however, as well as the 3 dwellings per acre density that is the subject of this land use plan amendment, is compatible with the surrounding area and consistent with development patterns along the Pine Island Road Corridor.

4. AMENDMENT SITE DESCRIPTION

- A. *Concise written description of the size and boundaries of the area proposed to be amended.*

The proposed amendment area contains approximately 5.0 gross acres located on the east side of Pine Island Road approximately 2,000 feet south of Griffin Road.

- B. *Legal description of the area proposed to be amended.*

The North one-half (1/2) of Tract Twenty-Six (26) of Section Thirty-Three (33) Township Fifty (50) South, Range Forty-One (41) East of EVERGLADES SUGAR AND LAND COMPANY'S SUBDIVISION, according to the plat thereof, recorded in Plat Book No. 3, Page 67, of the Public Records of Dade County, Florida; said land situate, lying and being in Broward County, Florida. Less the West 67 feet for road right of way for Pine Island Road, consisting of approximately 4.73 acres.

- C. *Map at scale 1" = 300' clearly indicating the amendment's location, boundaries, and proposed land uses.*

Please see Figure 1: Location Map, contained in Appendix A.

5. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site.

The current land use plan designation for the site on both the Town of Davie and Broward County Land Use Map is Community Facility.

The proposed land use plan designation for the site on the Town of Davie Land Use Map is Residential 3 DU/AC, with a corresponding Broward County Land Use Map designation of L-3.

B. Current land use designations for the surround properties.

The current land use and future land use designations for the subject site and surround area are depicted in Figures 2 and 3, respectively, of Appendix A. The current land use designations for the surrounding properties are as follows:

CURRENT LAND USE DESIGNATIONS

LOCATION	COUNTY DESIGNATION	TOWN DESIGNATION
NORTH OF SITE	L-3 (3 du/ac)	Residential 3 DU/AC
EAST OF SITE	L-5 (5 du/ac)	Residential 5 DU/AC
SOUTH OF SITE	L-3 (3 du/ac)	Residential 3 DU/AC
WEST OF SITE	L-3 (3 du/ac)	N/A*

*The west side of the site abuts Pine Island Road, this portion of which is not in the Town of Davie.

5. EXISTING AND PROPOSED USES CONTINUED

- C. *Current and proposed zoning for the amendment site and adjacent areas. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used to rezone adjacent areas.*

The existing zoning of the subject site and adjacent areas is shown in Figure 4: Current Zoning, of Appendix A. The zoning is as follows:

CURRENT AND PROPOSED ZONING OF SITE AND ADJACENT AREAS

LOCATION	CURRENT ZONING	PROPOSED ZONING
SUBJECT SITE	CF (Community Facility)	R-5 (5 du/ac)
NORTH OF SITE	A-1 (1 du/ac)	R-5 (5 du/ac)
EAST OF SITE	A-1 (1 du/ac)	A-1 (1 du/ac)
SOUTH OF SITE	A-1 (1 du/ac)	R-5 (5 du/ac)
WEST OF SITE	R-1A (3 du/ac)	R-1A (3 du/ac)

The flexibility provisions of the Broward County Land use Plan have not been used to rezone adjacent areas. The subject land use amendment would correspond to a request for an R-3 designation. Because the applicant will apply for the application of flexibility, however, a zoning designation of R-5 will be requested for property to the north and south of the subject site, as well as the subject site itself.

- D. *Existing use of amendment site and adjacent areas.*

Figure 5: Existing Uses of Appendix A depicts current use conditions, which are as follows:

EXISTING USE OF SITE AND ADJACENT AREAS

LOCATION	EXISTING USE
SUBJECT SITE	Vacant
NORTH OF SITE	Nursery
EAST OF SITE	Residential
SOUTH OF SITE	Nursery
WEST OF SITE	Transportation/Residential 3 du/ac

5. EXISTING AND PROPOSED USES CONTINUED

- E. *Proposed use of amendment site, including square footage and/or dwelling unit count proposed for each parcel.*

The requested land use designation of Residential 3 DU/AC would provide for 15 dwelling units. The Broward County flexibility rules will be requested in the future to allow the site to be developed in conjunction with other contiguous parcels. If flex is applied, it would result in an average of 21 single family detached residential units on the subject site, which equals a density of approximately 4 dwelling units per acre.

- F. *Proposed site plan and any other available special studies or information.*

This information is not available at this time.

- G. *Maximum allowable development under existing designation for the site.*

The maximum allowable development under the existing land use designation for the site is approximately 87,120 square feet of community facility uses. As a house of worship with related school, this would equal approximately 500 sanctuary seats and an educational facility that would accommodate a total of 300 students.

- H. *Maximum allowable development under proposed designation for the site.*

The approximate 5 gross acres would allow 15 dwelling units under the proposed land use designation of Residential 3 DU/AC.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES**SERVICE DEMAND SUMMARY**

FACILITY DEMAND	CURRENT	PROPOSED	CHANGE
Sanitary Sewer (gpd)	7,000	5,250	-1,750
Potable Water (gpd)	7,000	5,250	-1,750
Solid Waste (lbs./day)	555	134	-421
Parks & Rec. (acre)	n/a	0.45	+0.45
Traffic (trips/day)	580	144	-436
School (student)	n/a	7	+7

A. SANITARY SEWER

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The amendment site is located within the Town of Davie service area. The adopted level of service (LOS) for the amendment area is 110 gallons per capita per day. The current Davie system is operating at the adopted LOS.

2. *Identify the facilities serving the service area in which the amendment is located including the plant capacity, current demand on plant capacity, and committed plant capacity.*

The amendment site is located within the Town of Davie service area. The Town of Davie wastewater treatment system consists of a combination of treatment plants with a combined capacity of 5 million gallons per day (MGD). The current demand is approximately 2.6 MGD.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUEDA. SANITARY SEWER, CONTINUED

3. *Identify the additional demand resulting from this amendment – provide calculations including assumed demand per square foot or dwelling unit.*

The sanitary sewer flow based upon the requested proposed change results in a net decrease of 1,750 GPD. The following table displays the calculations and results.

SANITARY SEWER IMPACT

LAND USE	CALCULATIONS	TOTAL
CURRENT: Community Facility	Church: 500 seats x 5GPD = 2,500 GPD School: 300 persons x 15 GPD = 4,500 GPD	7,000 GPD
PROPOSED: 15 Single Family Dwelling Units	15 Units x 350 GPD	5,250 GPD
	PROPOSED USE NET DECREASE	- 1,750 GPD

Multipliers obtained from Town of Davie Comprehensive Plan

4. *Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan – provide demand projects and information regarding planned capacity expansions including year, identified funding sources and other relevant information.*

The current capacity of the Town of Davie combined wastewater treatment plants, as well as the short and long range demands and plant expansion is addressed in the Town of Davie comprehensive plan. These data are summarized in the chart on the following page.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUEDA. SANITARY SEWER, CONTINUED

SANITARY SEWER PLANT CAPACITY AND DEMAND

PLANT	DESIGN CAPACITY (GPD)	YEAR 2000 PROJECTED FLOW	YEAR 2000 EXCESS CAPACITY
Combined Plants	5,000,000	2,870,000	43%

PLANT	DESIGN CAPACITY (GPD)	YEAR 2005 PROJECTED FLOW	YEAR 2005 EXCESS CAPACITY
Combined Plants	7,000,000	3,140,000	55%

Source: Town of Davie Comprehensive Plan

These data show that there is more than adequate wastewater treatment capacity in the future planning horizons. The comprehensive plan indicates that the Town of Davie has programmed a 2 MGD expansion of its wastewater treatment facilities in the year 2001. Note that even without this expansion, sufficient excess capacity would still be available.

5. *Identify the existing and planned service to the site – provide information regarding existing and proposed trunk lines and lateral hookups to the amendment site.*

There is an existing 6" force main and lift station located on SW 82nd Avenue, which is contiguous to the eastern edge of the property.

6. *Letter from the utility verifying the above information.*

Please see Appendix B for a copy of letter requesting verification. Letter of response to be provided upon receipt.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUED**B. POTABLE WATER**

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The amendment site is located within the Town of Davie service area. The adopted Town of Davie LOS is 150 gallons per person per day.

2. *Identify the facilities serving the service area in which the amendment is located including the plant capacity, current demand and committed demand.*

The Town of Davie provides service to the subject amendment site. The design capacity for the Town's system is 7.8 MGD, with a current system demand of approximately 3.5 MGD.

3. *Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, remaining capacity, and expiration date of the permit.*

There are two wells that service the area in which the subject site is located. One well is located at the north plant, and the other at the south plant. The combined capacity of these two wells is 7.8 MGD, and the current demand is approximately 3.5 MGD.

4. *Identify the additional potable water demand resulting from this amendment – provide calculations including assumed demand per square foot or dwelling unit.*

The potable water flow based upon the requested proposed change results in a net decrease of 500 GPD, as shown in the chart on the following page.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUED*B. POTABLE WATER, CONTINUED***POTABLE WATER IMPACT**

LAND USE	CALCULATIONS	TOTAL
CURRENT: Community Facility	Church: 500 seats x 5GPD = 2,500 GPD School: 300 persons x 15 GPD = 4,500 GPD	7,000 GPD
PROPOSED: 15 Single Family Dwelling Units	15 Units x 350 GPD	5,250 GPD
PROPOSED USE NET DECREASE		- 1,750 GPD

Multipliers obtained from Town of Davie Comprehensive Plan

5. *Identify the projected capacity for the short and long range planning horizons as included within the adopted comprehensive plan – provide demand projections and information regarding planned plant capacity expansions including year, funding and other relevant information. If additional wellfields are planned provide status of any permit applications.*

The comprehensive plan of Davie indicates that the design capacity for the system is 7.8 MGD. The demand projections are 4.2 MGD in the year 2000 and 4.6 MGD in the year 2005. The requested amendment will result in a reduction in the demand for potable water. These data show that more than sufficient capacity will be available to accommodate additional dwelling units, should flexibility be requested at a later date.

6. *Identify the existing and planned service to the site – provide information regarding existing and proposed trunk lines and water main hookups to the amendment site.*

The Town of Davie comprehensive plan indicates that there is an existing 10" watermain along the entire length of SW 82nd Avenue, which is contiguous to the eastern side of the site.

7. *Letter from utility verifying the above information.*

Please see Appendix B for copy of letter requesting verification. Letter of response to be provided upon receipt.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUED

C. DRAINAGE

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The amendment site is located within the eastern sub-area of the Central Broward Drainage District. The LOS for the maximum allowable discharge into the C-11 basin is 1 ½ inches per acre per day. This area operates at the adopted LOS.

2. *Identify the facilities serving the service area in which the amendment is located.*

According to the adopted comprehensive plan of the Town of Davie, pump station S13 on the C-11 canal services the eastern sub-area in which the amendment site is located.

3. *Identify any planned drainage improvements including year, funding sources, and other relevant information.*

The existing drainage system adequately protects against flooding. As a result, no improvements are planned for the system.

4. *Indicate if a Basin Surface Water Management Plan has been approved by the South Florida Water Management District for the amendment area. Also, indicate if the Basin Surface Water Management Plan is currently undergoing review for modification.*

A Basin Water Surface Water Management Plan has not been approved for this area.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUEDC. DRAINAGE, CONTINUED

5. *If the area in which the amendment is located does not meet the adopted level of service and there are not improvements planned to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads, and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.*

The area in which the amendment site is located meets the adopted level of service.

6. *Letter from the local drainage district serving the area in which the amendment is located verifying the above information.*

Please see Appendix B for copy of letter requesting verification. Letter of response to be provided upon receipt.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUED**D. SOLID WASTE**

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The Town of Davie comprehensive plan indicates that the adopted level of service standard for the area in which the subject site is located is 8.9 lbs. per dwelling per day. The comprehensive plan estimates the 1999 level of service at 7.1 lbs. per dwelling per day. Sufficient capacity exists, therefore, to accommodate the proposed amendment.

2. *Identify the facilities serving the service area in which the amendment is located including the landfill/plant capacity, current demand on landfill capacity and committed landfill/plant capacity.*

The Broward County Resource Facility services the Town of Davie.

3. *Identify the additional demand resulting from this amendment – provide calculations including the assumed demand per square foot or dwelling unit.*

The requested amendment will result in a decrease in demand, as demonstrated below.

SOLID WASTE IMPACT

LAND USE	CALCULATIONS	TOTAL
CURRENT: Community Facility	Church: 20,000 sq. ft. x 1 lb/100 sq. ft./day = 200 School: 300 students x .25 lbs/day = 75 35 rooms x 8 lbs/day = 280	555 lbs/day
PROPOSED: 15 Single Family Dwelling Units	15 Units x 8.9 lbs/day	134 lbs./day
PROPOSED USE NET DECREASE		- 421 LBS/DAY

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUEDD. SOLID WASTE, CONTINUED

4. *Identify the projected landfill/plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan – provide demand projections and information regarding planned capacity expansions including year, identify funding source and other relevant information.*

Broward County services the Town of Davie. Two waste-to-energy facilities have a capacity of 1.6 million tons per year, while the current demand is 1 million tons per year. Each facility is expandable by 33 percent and a third location is reserved at the Broward County Landfill.

5. *Identify the existing and planned service to the site.*

Solid waste service will be provided to the site by Southern Sanitation, which provides service to the Town.

6. *Letter from service provider verifying the above information.*

Please see Appendix B for copy of letter requesting verification. Letter of response to be provided upon receipt.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUED*E. RECREATION AND OPEN SPACE*

1. *Provide the adopted level of service standard for the service area in which the amendment is located and current level of service.*

The adopted LOS for parks and recreation in the Town of Davie is 10 acres per 1,000 residents. Broward County's adopted LOS is 3 acres per 1,000 residents. Broward County provides recreational open space to meet its adopted level of service. The Town of Davie exceeds its adopted level of service.

2. *Identify the parks serving the service area in which the amendment is located including acreage and facility type e.g. neighborhood, community or regional park.*

A variety of recreation facilities are available in the immediate vicinity to serve the proposed amendment site, as noted below.

PARKS SERVING THE AREA

PARK	ACREAGE	SERVICE LEVEL
Pine Island Park/Ballfields	38 acres	Community
Pine Island Ridge ESL	101 acres	Regional
Tree Tops Park	257 acres	Regional

Source: Town of Davie Comprehensive Plan

In addition, there is another 1,127 acres of recreational open space within the Town of Davie that would be available for use.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUED

F. RECREATION AND OPEN SPACE, CONTINUED

3. *Identify the additional need for park acreage resulting from this amendment.*

PARK IMPACT

USE	CALCULATIONS	TOTAL
CURRENT: Church & School	n/a	n/a
PROPOSED: 15 dwelling units	15 du x 3 persons x 10 ac/1,000 people	0.45 acre

Source: Town of Davie Comprehensive Plan

4. *Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide demand projections and information regarding planned capacity expansions including year, identify funding source and other relevant information.*

The existing parks and open space are sufficient to meet future population needs.

9. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUED**F. TRAFFIC CIRCULATION ANALYSIS**

1. *Identify the roadways serving the site and indicate the number of lanes, current traffic volumes, adopted LOS and current LOS for each roadway.*

The following table defines the roadways that will serve the site, and shows capacity and level of service.

CURRENT ROADWAY CAPACITY AND LEVEL OF SERVICE

ROAD	NO. OF LANES	VOLUME	CAPACITY	LOS
Pine Island Rd. between Griffin Rd. & Stirling Rd.	4 LD	7,650	35,700	A
Griffin Rd. between Pine Island Rd. & University Dr.	4 LD	27,500	35,700	B
Stirling Rd. between Pine Island Rd. & University Dr.	4 LD	29,800	35,700	B

Source: Broward County

LD = Lanes Divided

2. *Identify the projected level of service for the affected roadways for the short (five year) and long term (2010) planning horizons.*

The following table shows the projected level of service in the year 2015.

YEAR 2015 ROADWAY CAPACITY AND LEVEL OF SERVICE

ROAD	NO. OF LANES	VOLUME	CAPACITY	LOS
Pine Island Rd. between Griffin Rd. & Stirling Rd.	4 LD	11,623	35,700	A
Griffin Rd. between Pine Island Rd. & University Dr.	4 LD	32,437	35,700	B
Stirling Rd. between Pine Island Rd. & University Dr.	4 LD	33,091	35,700	B

Source: Broward County

LD = Lanes Divided

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUED

F. TRAFFIC CIRCULATION ANALYSIS, CONTINUED

3. *Analyze the traffic impact from this amendment – calculate anticipated number of trips for the existing and proposed land use designations. Distribute the additional trips on the roadway network and identify the resulting level of service change for the short (5 year) and long range (2010) planning horizons.*

As the table below demonstrates, the proposed amendment will result in a reduction of vehicular trips.

TRAFFIC IMPACT

LAND USE	CALCULATIONS	TOTAL
CURRENT: Community Facility	Church: 20,000 sq. ft. x 9.11 trips/1,000 sq. ft. = 182 School: 30,000 sq. ft. x 13.27 trips/1,000 sq. ft. = 398	580 trips/day
PROPOSED: 15 Single Family Dwelling Units	15 Units x 9.57 trips	144 trips/day
PROPOSED USE NET DECREASE		- 436 TRIPS

Source: Broward County TRIPS Model

4. *Provide any special transportation studies relating to this amendment.*

The proposed use results in a reduction of traffic over the current use and, as a result, no special transportation studies relating to this amendment have been conducted.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUED*G. MASS TRANSIT*

1. *Provide the adopted level of service standard for the service area in which the amendment is located and current level of service.*

The Town of Davie has not adopted a Mass Transit Element or a level of service standard for its comprehensive plan.

2. *Identify the facilities serving the service area in which the amendment is located.*

Because there is no Mass Transit Element within the Town of Davie comprehensive plan, it is not subject to Mass Transit analysis.

3. *Identify the additional demand resulting from this amendment.*

No additional demand is projected to result from this amendment.

4. *Identify the projected mass transit capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan – provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.*

The Town of Davie comprehensive plan does not contain a Mass Transit element or level of service.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUEDG. MASS TRANSIT, CONTINUED

5. *Identify the existing and planned service to the site.*

Transit service to the site is available on Broward County route 2, which is approximately ½ mile to the east of the subject site. The Year 2015 Regular Transit Network does not identify any additional routes that will serve the site.

6. *Letter from service provider verifying the above information.*

Not applicable.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUED*H. PUBLIC EDUCATION ANALYSIS*

1. *Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.*

SCHOOLS SERVING THE AMENDMENT SITE

SCHOOL	1998/1999 ENROLLMENT	DESIGN CAPACITY
Cooper City Elementary	1,104 Students	866 Students
Pioneer Middle	1,648 Students	1,432 Students
Cooper City High	2,199 Students	1,936 Students

Source: Broward County School Board composite data sheet, 1999.

2. *Identify the additional students resulting from this amendment – calculations should be based on generation rates specified in the Broward County Land Development code.*

STUDENT GENERATION

LAND USE	CALCULATIONS	TOTAL
CURRENT: Community Facility	N/A	N/A
PROPOSED: 15 Single Family Dwelling Units	15 Units x .248 Elementary Students/DU 15 Units x .079 Middle Students/DU 15 Units x .101 H.S. Students/DU	4 Elementary Students 1 Middle Students 2 High School Students
	PROPOSED USE NET INCREASE	7 Students

Source: Broward County Land Development Code

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES, CONTINUEDH. PUBLIC EDUCATION ANALYSIS, CONTINUED

4. *Identify the planned and/or funded improvements to service the area in which the amendment is located as included within the School Board's five-year capital plan – provide student demand projects and information regarding planned permanent design capacities and other relevant information.*

No improvements are indicated in the School Board's five-year capital plan.

5. *Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes, etc.), not identified in Item #4 above, to serve the area in which the amendment is located.*

No alternatives are indicated in the School Board's five-year capital plan.

7. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to adversely impact any of the natural and historic resources(s) listed below and, if so, how they will be protected or mitigated.

- A. *Historic sites or districts on the National Register of Historic Places or locally designated historic sites.*

The subject amendment is not designated as an historic site or as within an historic district by any public agency.

- B. *Archaeological sites listed on the Florida Master Site File.*

The subject amendment is not listed as an archaeological site by any public agency.

- C. *Wetlands.*

No portion of the amendment site is identified on the Broward County Department of Natural Resource protection generalized wetlands map.

- D. *Local Areas of Particular Concern as identified within the Broward County land Use Plan.*

The subject site is not identified by the Broward County comprehensive plan as a Local Area of Particular Concern.

- E. *"Endangered" or "threatened species" or "species of special concern". If yes, identify the species and show the habitat location on a map.*

No endangered or threatened species, or species of special concern, are known to inhabit on the site.

7. ANALYSIS OF NATURAL AND HISTORIC RESOURCES, CONTINUED

- F. *Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.*

No plants on the subject site are known to be listed in the Regulated Plant Index.

- G. *Wellfields – indicate whether the amendment is located within a wellfield protection zone or influence as defined by Broward County's "Potable Water Supply Wellfield Protection Zone of Influence" Ordinance. If so, specify the affected zone and any provisions which will be made to protect the wellfield.*

According to the Town of Davie comprehensive plan, the amendment site is within regional wellfield Zone 3. Development on the site will conform to the Wellfield Protection Ordinance.

- H. *Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.*

Development of the subject site will include grading as need to provide for placement of buildings. Note that the amendment site contains no unique or unusual site or soil characteristics. Best management practices will be utilized during site development.

- I. *Beach Access – Indicate if the amendment is on the oceanfront. If so, describe what impact, if any, it will have on public beach access.*

The amendment site, located within the Town of Davie, has no beach access.

8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and proposed land uses in the area and what provisions have or will be made to ensure land use compatibility.

Lands north and south of the amendment site can be characterized as small-scale nurseries that have a land use designation of three dwelling units per acre. Lands to the east of the site are in use as residential, and have a land use designation of five dwelling units per acre. On the western side of the parcel is Pine Island Road, which is a four-lane divided highway, and beyond that, residential development at three dwelling units per acre. As a result, the requested amendment is consistent and compatible with surrounding current land use and future land use designations, which range from three to five units per acre.

9. HURRICANE EVACUATION ANALYSIS

Hurricane evacuation re-analysis based on the proposed amendment, considering the number of persons requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and times.

The amendment site is not located within a hurricane evacuation zone.

10. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment area. If so, describe how the amendment will facilitate redevelopment and promote existing redevelopment plans.

The amendment is not located within a redevelopment area.

11. INTERGOVERNMENTAL COORDINATION

Describe whether the proposed amendment affects adjacent local governments.

The western side of the amendment site is adjacent to Cooper City, separated from residential areas within Cooper City by Pine Island Road. The requested amendment is consistent with that residential development and will have no negative impact on the municipality.

**12. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE
LOCAL PLAN**

List of objectives and policies of the Future Land Use Element and other affected elements with which the proposed amendment is compatible.

FUTURE LAND USE ELEMENT

Objective 4

Pursuant to the adopted Davie Future Land use Plan map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

Policy 4-3

Infill shall be encouraged as a means of directing growth to areas already containing essential infrastructure improvements, such as potable water and sanitary sewer services. Priority shall be given to areas suitable for infill development in the extension of infrastructure.

HOUSING ELEMENT

Objective 2

Facilitate and promote a wide variety of residential development to address the different needs of the projected population.

**13. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE
BROWARD COUNTY LAND USE PLAN**

List of objectives and policies of the Broward County Land Use Plan with which the proposed amendment is compatible.

GOAL 01.00.00

Provide residential areas with a variety of housing types and densities offering convenient and affordable housing opportunities to all segments of Broward County's population while maintaining a desired quality of life and adequate public services and facilities.

OBJECTIVE 01.01.00

Accommodate the projected population of Broward County by providing adequate areas on the Future Broward County Land Use Map (Series) intended primarily for residential development, but which also permit those non-residential uses that are compatible with and necessary to support residential neighborhoods.

OBJECTIVE 01.02.00

Establish flexibility within the Broward County Land Use Plan in order to facilitate the arrangement of residential densities, and allow local government entities and the private sector to respond to changing conditions.

OBJECTIVE 01.07.00

Develop programs to provide a complete range of affordable housing opportunities necessary to accommodate all segments of Broward County's present and future population.

OBJECTIVE 08.01.00

Coordinate future land uses with the availability of regional and community facilities and services sufficient to meet the current and future needs of Broward County's population and economy without endangering its environmental resources.

14. CONSISTENCY WITH STATE PLAN

Listing entitled "Consistency of the Local Comprehensive Plan Amendment with the State Comprehensive Plan," which lists the State Comprehensive Plan goals and policies, which are addressed by the plan amendment.

(5) HOUSING

Goal

The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

(16) LAND USE

Goal

In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, service capacity to accommodate growth in an environmentally acceptable manner.

Policy 1

Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

15. POPULATION PROJECTIONS***1. Population projections (indicate year).***

Broward County's projection for the Town of Davie population in the year 2010 is 69,451.

2. Relationship of the amendment to the analysis (included in the plan – 9J5.006(2)C) of the land needed to accommodate the projected population.

The proposed amendment will provide additional land to accommodate the projected population.

3. Revised population projections (if applicable).

The amendment would increase the population by 45 persons, increasing the 2010 population to 69,496.

4. Whether the proposed development (if it provides housing) is proposed to meet the housing needs of the projected population as identified within the local plan.

The amendment will allow development of moderately priced housing that is needed for moderate income households.

16. ADDITIONAL SUPPORT INFORMATION

Other support documents or summary of support documents on which the recommendations are based.

Support documents referenced herein are included in Appendices A and B.

17. PLAN ELEMENTS

- A. *The entire element is being amended.*

The amendment does not involve a change to the plan text.

- B. *Proposed text changes.*

The amendment does not involve a change to the plan text.

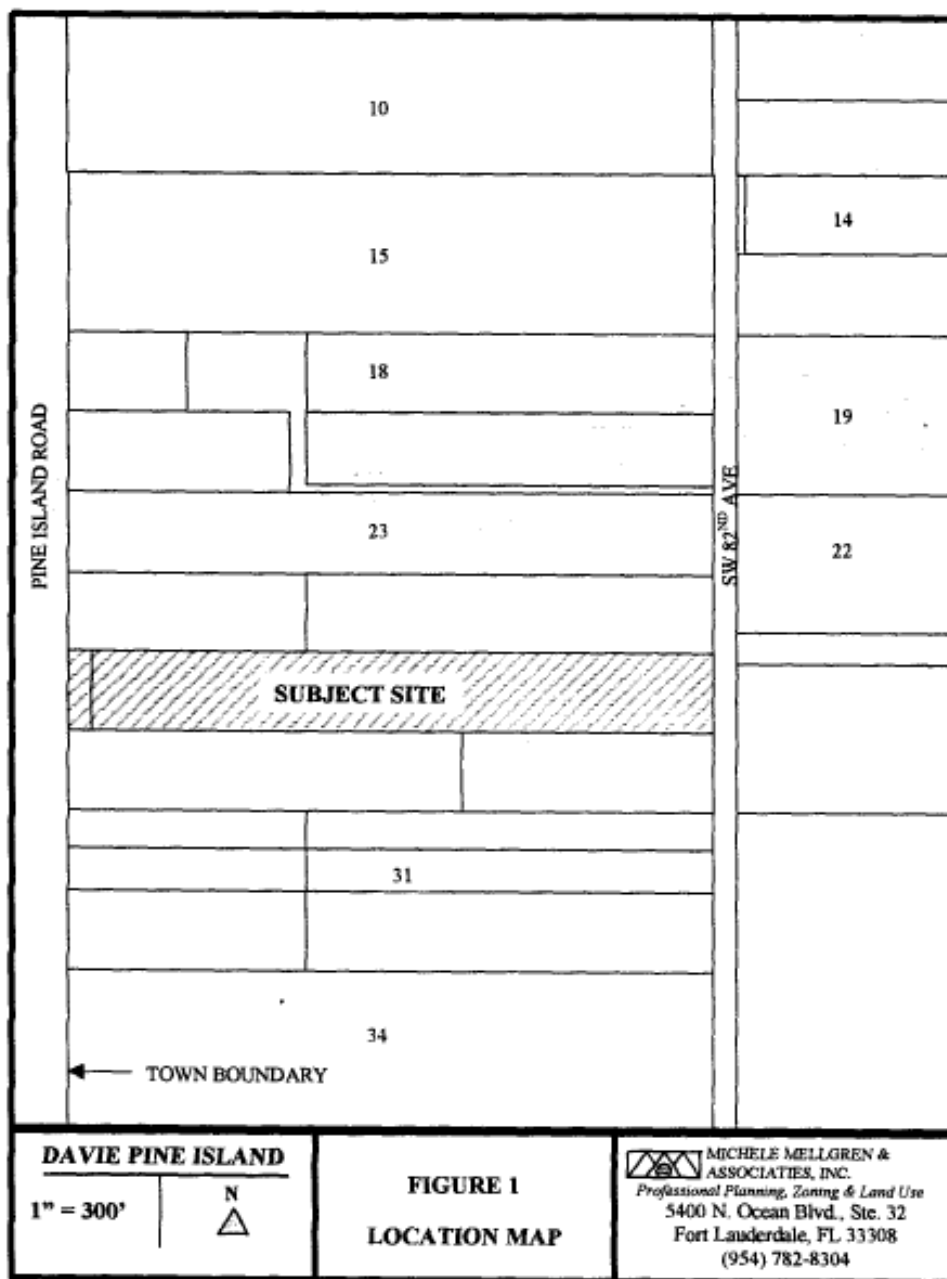
- C. *Future Land Use Map*

To be provided as required.

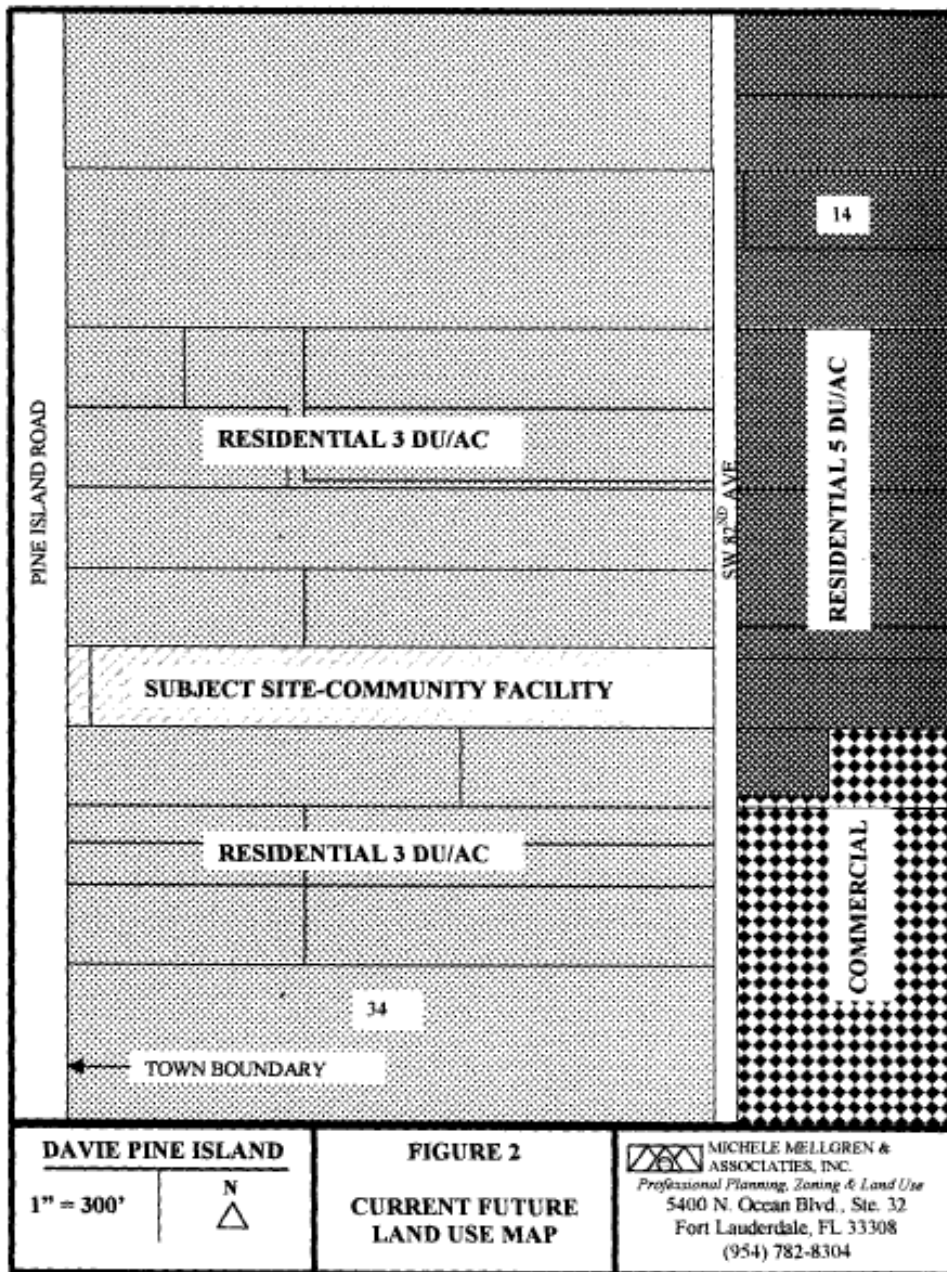
- D. *Evaluation and Appraisal Report*

The amendment is not an Evaluation and Appraisal Report amendment.

APPENDIX A



COOPER CITY - RESIDENTIAL 3 DU/AC



DAVIE PINE ISLAND

1" = 300'



FIGURE 2

CURRENT FUTURE
LAND USE MAP



MICHELE MELLGREN &
ASSOCIATES, INC.

Professional Planning, Zoning & Land Use
5400 N. Ocean Blvd., Ste. 32
Fort Lauderdale, FL 33308
(954) 782-8304

COOPER CITY - RESIDENTIAL 3 DU/AC

PINE ISLAND ROAD

RESIDENTIAL 3 DU/AC

SUBJECT SITE-RESIDENTIAL 3 DU/AC

RESIDENTIAL 3 DU/AC

34

TOWN BOUNDARY

SW 8TH AVE

RESIDENTIAL 5 DU/AC

COMMERCIAL

DAVIE PINE ISLAND

1" = 300'

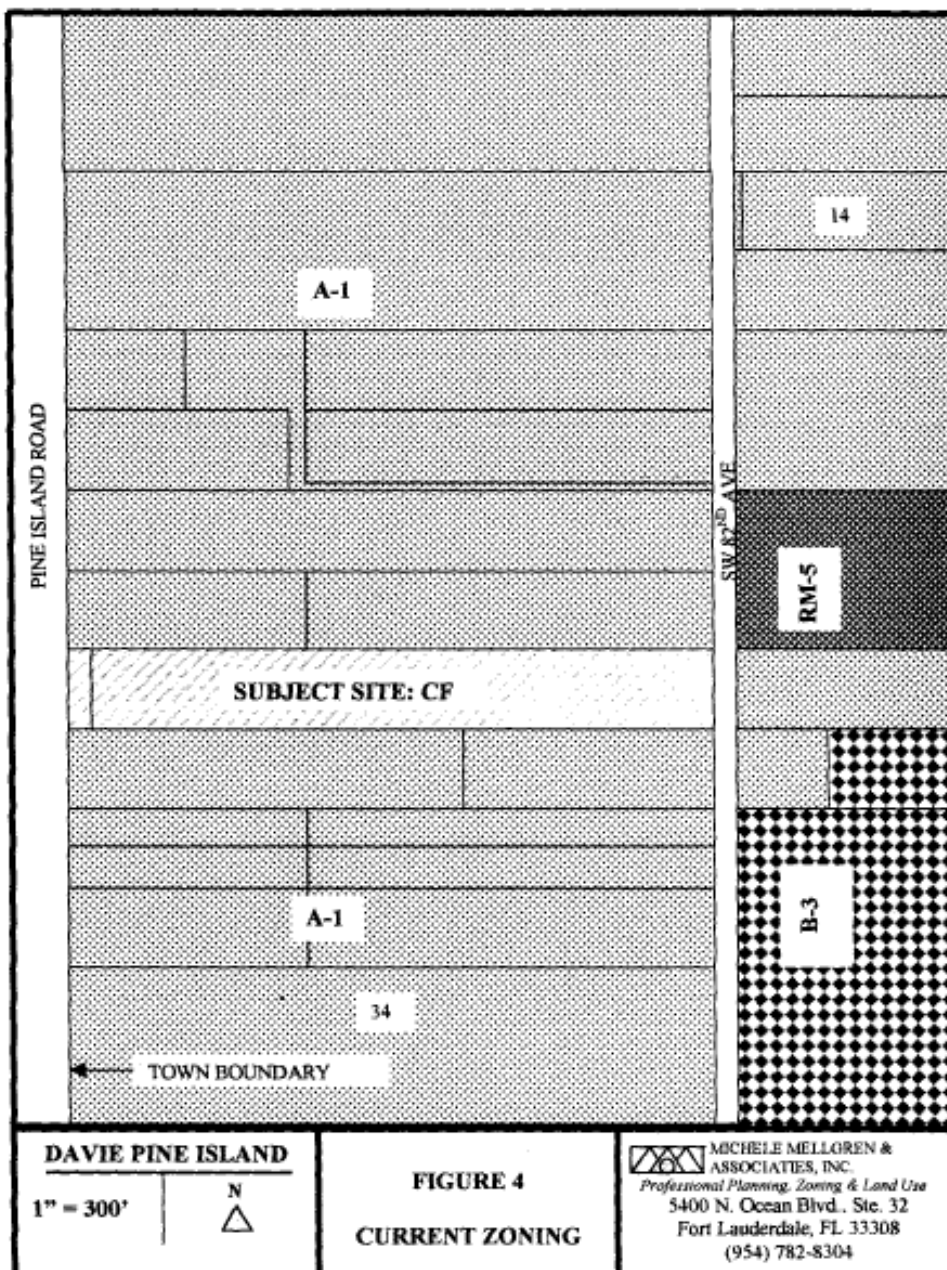


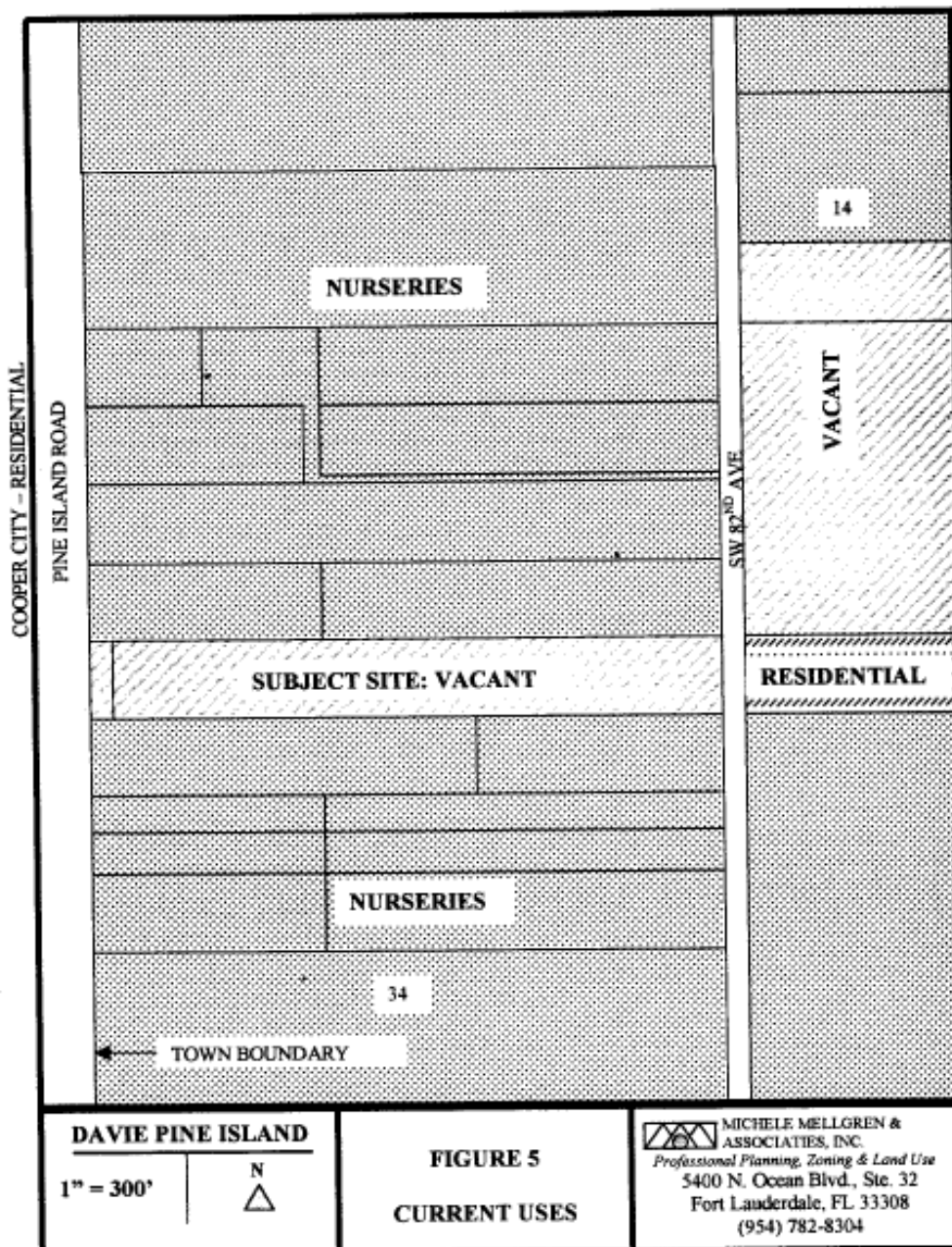
FIGURE 3

PROPOSED FUTURE
LAND USE MAP



MICHELE MELLGREN &
ASSOCIATES, INC.
Professional Planning, Zoning & Land Use
5400 N. Ocean Blvd., Ste. 32
Fort Lauderdale, FL 33308
(954) 782-8304





APPENDIX B



MICHELE MELLGREN & ASSOCIATES, INC.

5400 NORTH OCEAN BOULEVARD, SUITE 32
FORT LAUDERDALE, FLORIDA 33308

FAX: (954) 782-9297 ⁹¹²² PHONE: (954) 782-8304

CREATIVE SOLUTIONS FOR PLANNING, ZONING & LAND USE ISSUES

May 30, 1999

Daniel Collabella, Director
Town of Davie Utilities Department
6591 Orange Drive
Davie, FL 33314

Re: Davie Pine Island - land use amendment

Dear Mr. Collabella:

I have prepared a land use plan amendment known as Davie Pine Island. The subject site is approximately 5 acres in size and is located on the east side of Pine Island Road about 1,970 feet south of Griffin Road within the Town of Davie. The subject site is currently land used as Community Facility. My client proposes to amend the land use to allow for residential development at 3 units per acre for a total of 15 units.

Enclosed are pages 9 through 13 of the application, which analyze the impacts of the current use and the proposed use on sanitary sewer and potable water. Please review this information and provide a letter to me that indicates whether this information is correct. Your written response is a required part of the submission package.

Thank you for your assistance in this matter. Please do not hesitate to call me if you have questions, comments or need additional information.

Sincerely,

Michele C. Mellgren, AICP
President

enclosure as stated



MICHELE MELLGREN & ASSOCIATES, INC.

5400 NORTH OCEAN BOULEVARD, SUITE 32
FORT LAUDERDALE, FLORIDA 33308

FAX: (954) 782-~~0999~~ 9122 PHONE: (954) 782-8304

CREATIVE SOLUTIONS FOR PLANNING, ZONING & LAND USE ISSUES

May 30, 1999

James G. Aucamp, District Manager
Central Broward Water Control District
8020 Stirling Road
Hollywood, Florida 33024

Re: Davie Pine Island - land use amendment

Dear Mr. Aucamp:

I have prepared a land use plan amendment known as Davie Pine Island. The subject site is approximately 5 acres in size and is located on the east side of Pine Island Road about 1,970 feet south of Griffin Road within the Town of Davie. The subject site is currently land used as Community Facility. My client proposes to amend the land use to allow for residential development at 3 units per acre for a total of 15 units.

Enclosed are pages 14 and 15 of the application, which analyze the impacts of the current use and the proposed use on drainage. Please review this information and provide a letter to me that indicates whether this information is correct. Your written response is a required part of the submission package.

Thank you for your assistance in this matter. Please do not hesitate to call me if you have questions, comments or need additional information.

Sincerely,

Michele C. Mellgren, AICP
President

enclosure as stated



MICHELE MELLGREN & ASSOCIATES, INC.

5400 NORTH OCEAN BOULEVARD, SUITE 32
FORT LAUDERDALE, FLORIDA 33308

FAX: (954) 782-8304 ~~8304~~ 1122 PHONE: (954) 782-8304

CREATIVE SOLUTIONS FOR PLANNING, ZONING & LAND USE ISSUES

May 30, 1999

Deborah Delgado, Account Executive
Waste Management, Inc.
3831 NW 21st Avenue
Pompano Beach, FL 33073

Re: Davie Pine Island - land use amendment

Dear Ms. Delgado:

I have prepared a land use plan amendment known as Davie Pine Island. The subject site is approximately 5 acres in size and is located on the east side of Pine Island Road about 1,970 feet south of Griffin Road within the Town of Davie. The subject site is currently land used as Community Facility. My client proposes to amend the land use to allow for residential development at 3 units per acre for a total of 15 units.

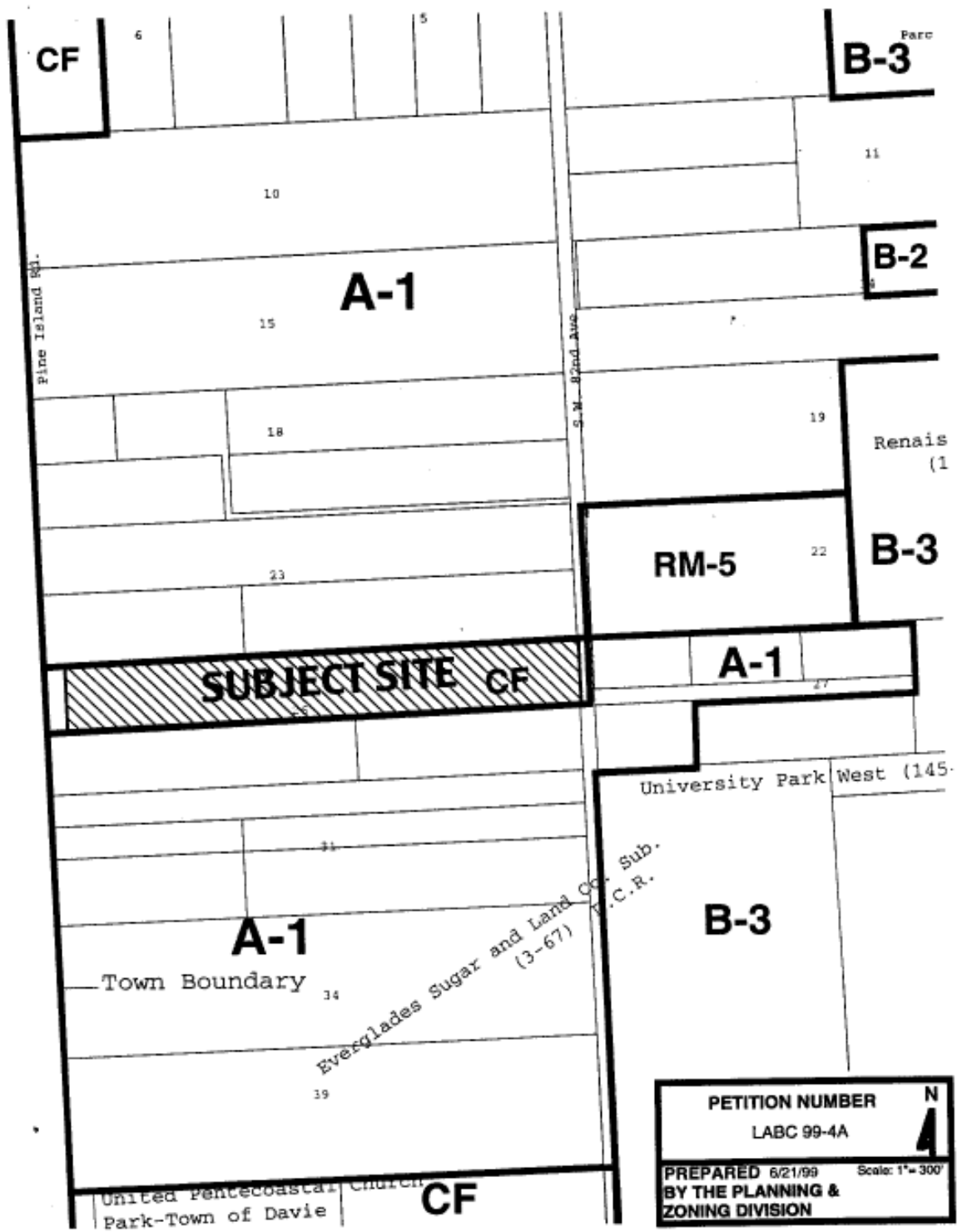
Enclosed are pages 16 and 17 of the application, which analyze the impacts of the current use and the proposed use on solid waste. Please review this information and provide a letter to me that indicates whether this information is correct. Your written response is a required part of the submission package.

Thank you for your assistance in this matter. Please do not hesitate to call me if you have questions, comments or need additional information.

Sincerely,

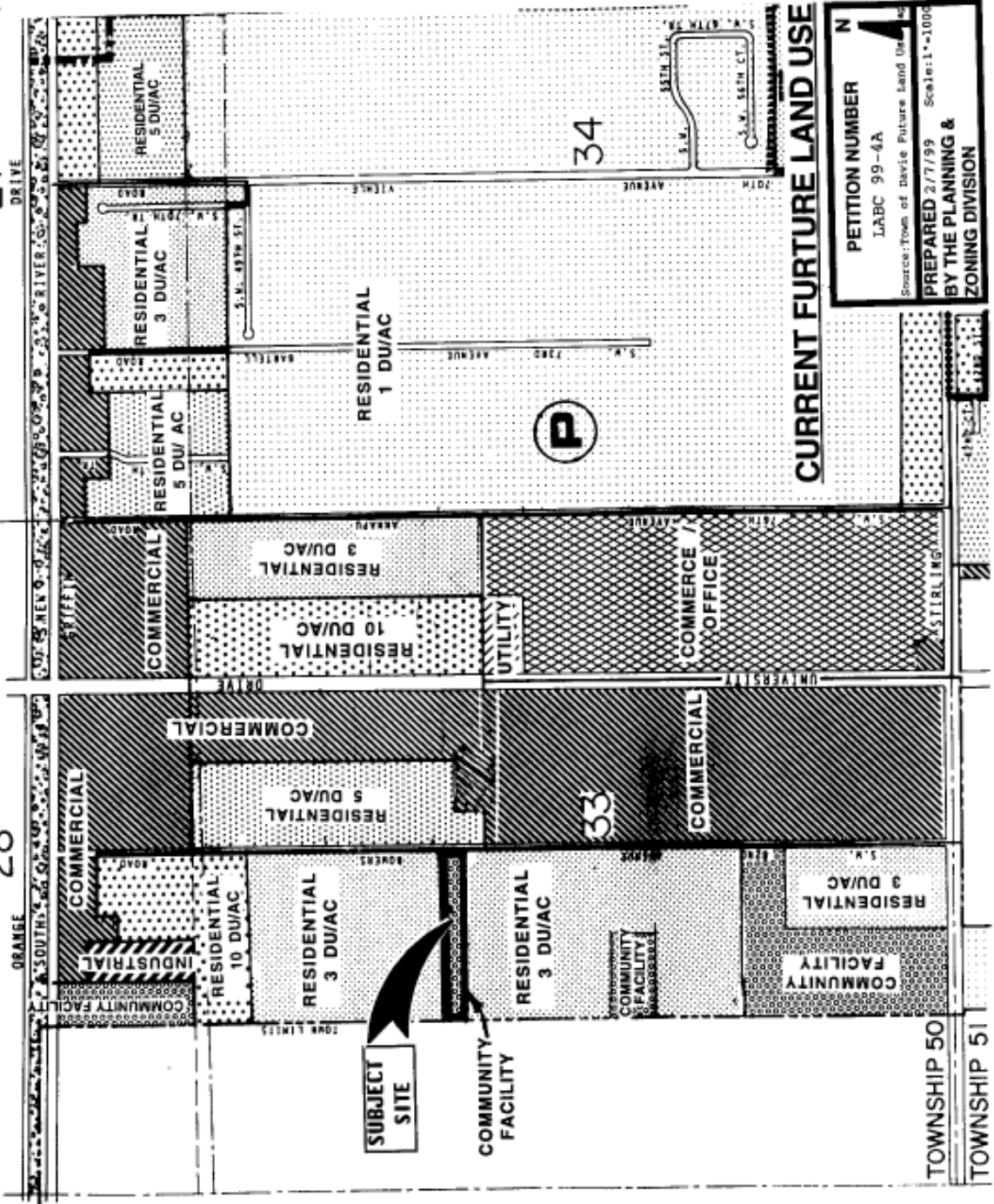
Michele C. Mellgren, AICP
President

enclosure as stated



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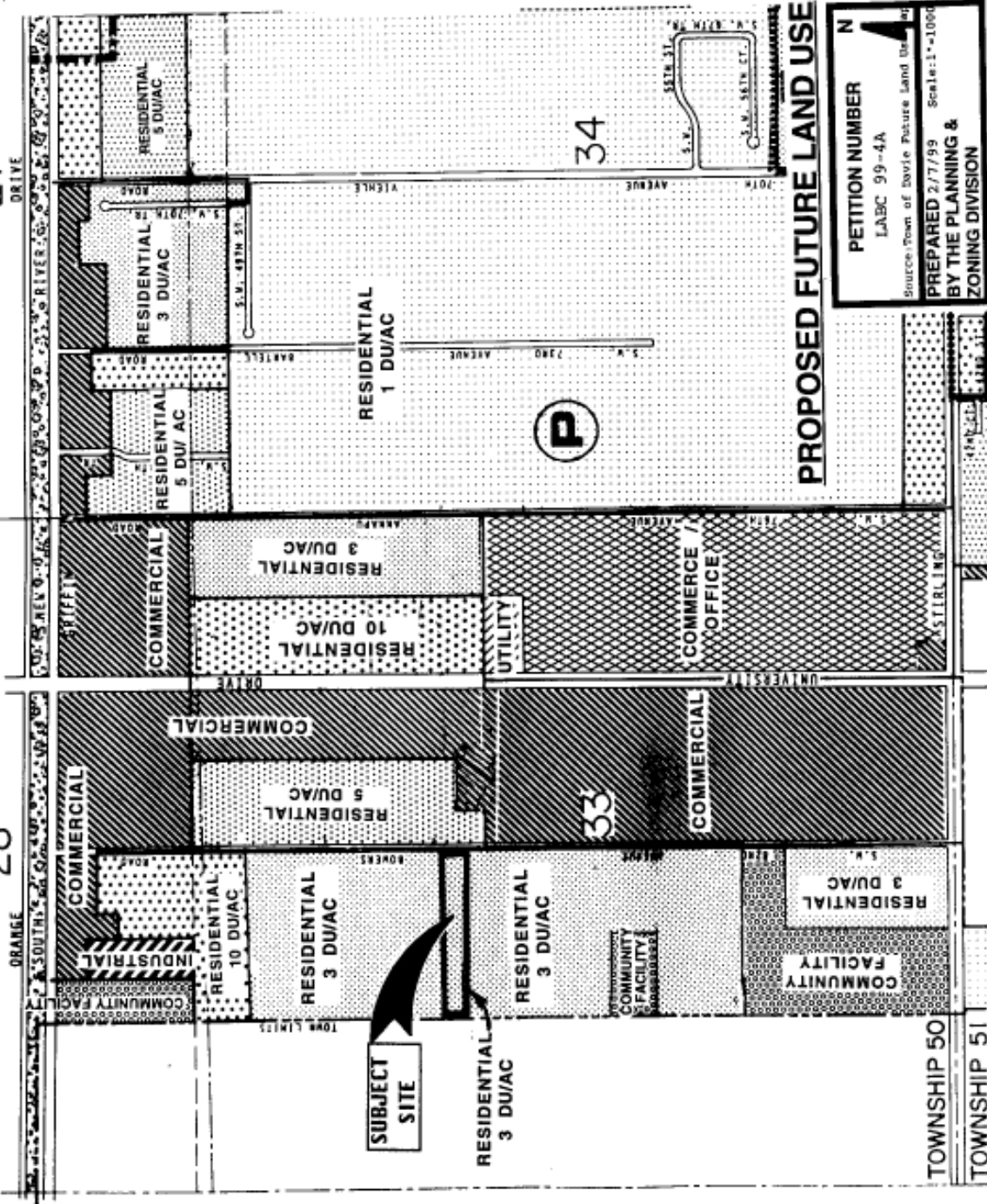
PETITION NUMBER
LABC 99-4A

PREPARED 2/7/99
Source: Town of Davis Future Land Use Map

BY THE PLANNING & ZONING DIVISION
Scale: 1"=1000'

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